

2 150 000 €

For sale house

5 rooms

Surface : 185 m<sup>2</sup>

Surface of the land : 925 m<sup>2</sup>

Exposition : Plein sud

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

Features :

pool, air conditioning, Alarme, double glazing, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

2 bathrooms

1 shower

4 WC

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



## House 2477 Théoule-sur-Mer

Magnificent detached house of 185 m<sup>2</sup>, established on two levels, located in Saint-Raphaël, in the peaceful Trayas district, built in 2006. The interior is in excellent condition and includes an equipped American stove, and is heated by a reversible air conditioning, to ensure optimal comfort. The house faces south, offering you exceptional clarity throughout the day. The panorama it offers over the sea is breathtaking. The property includes 4 bedrooms, 2 bathrooms, a shower room, 4 toilets, a terrace, two parking spaces and a cellar. The accompanying 925 m<sup>2</sup> land is equipped with a swimming pool, an automatic gate and benefits from mains drainage. For more peace of mind, it is also equipped with an alarm and double glazing. You will appreciate the laundry room for more comfort. A true haven of peace not to be missed! Located in Saint-Raphaël, in the Var department, Le Trayas is an area as picturesque as it is enchanting. Overlooking the Mediterranean, it offers its residents and visitors breathtaking views. Very popular for its numerous wild coves and its Mediterranean flora, Le Trayas is the very incarnation of the Côte d'Azur. Between sea and mountains, there is no shortage of activities. Its landscapes vary from the hiking trails of the Estérel to the

